

Wheeler Ranch

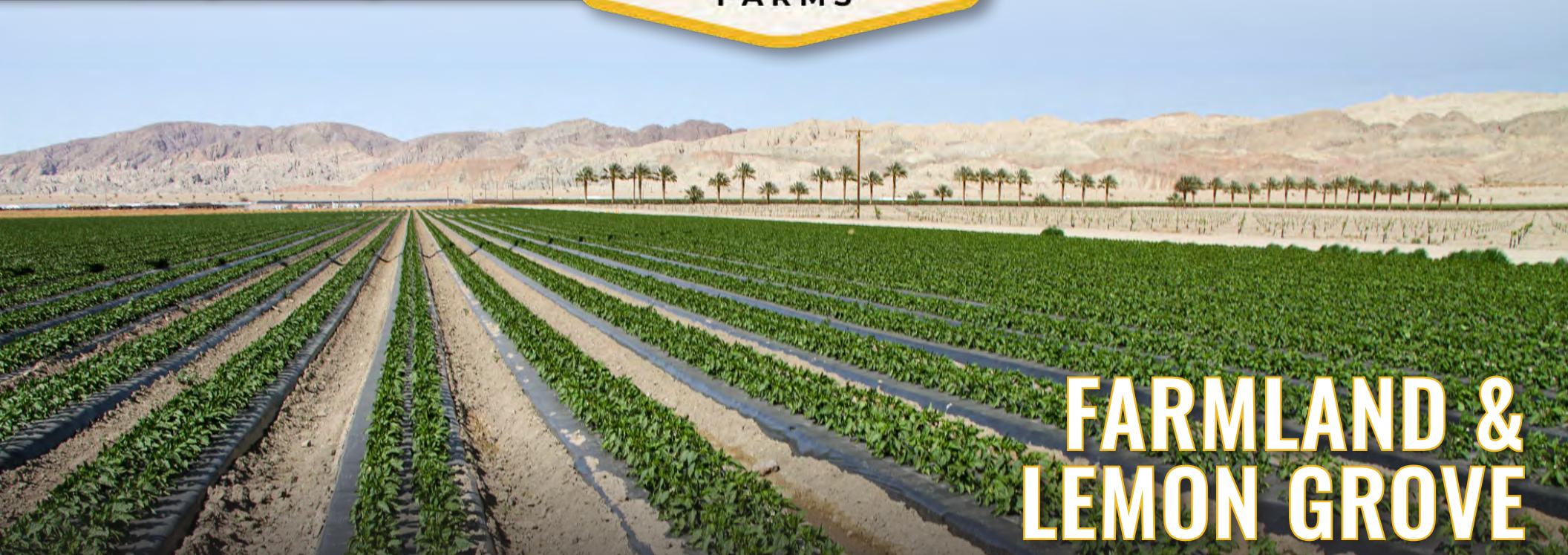
257.43

Acres M/L

\$6,560,000



PRICE REDUCED!



FARMLAND &
LEMON GROVE



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WHEELER RANCH | FARMLAND & LEMON GROVE

SURVEYED GROSS ACRES	CITRUS ACRES	FARMABLE ACRES
257.43	55.00	241.79

This tract is located at a high elevation near the Coachella Canal, giving the property an excellent early location that is conducive to many crops. This tract includes a block of mature lemons and nearly 200 acres of row crop farmland that can continue to be leased or could be planted to various permanent crops. One reservoir covers approximately 1.5 acres of the site and includes a filter station with a solar array power source.



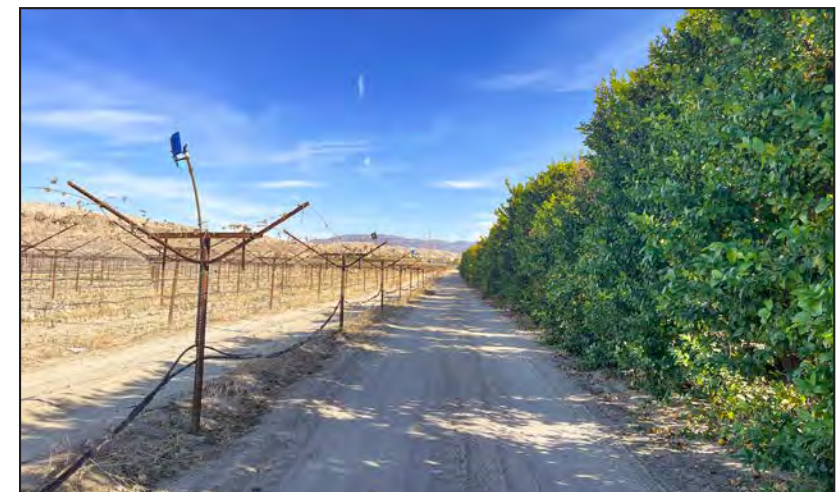
- ### HIGHLIGHTS
- Early location that extends high above the Salton Sea
 - Reservoir with filter station powered by on-site solar array
 - Existing lemon grove and open land available for new plantings

PROPERTY DETAILS

Address	Hayes St at 64th Ave Mecca, CA 92254
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	727-232-(008, 009), 727-231-009
Water Supply	CVWD Meter 1000 & 9043 1 reservoir and 1 filter station
Irrigation System	Drip lines
Frost Protection	4 wind machines in lemon grove
Elevation	-84 to +28 feet
Ag Preserve	No
Opportunity Zone	Yes, Census Tract 456.04
Structures	No buildings. Solar array at reservoir.



VARIETY	ROOTSTOCK	NET ACRES	YEAR	SPACING	TREES/ACRE
Lisbon Lemon	Macrophylla	55.00	1998	24 x 24	76
TOTAL		55.00			













COACHELLA VALLEY OVERVIEW

Southern California's Coachella Valley is located in southern central Riverside County to the north of the Salton Sea and southeast of Palm Springs. Riverside County produces over \$1 billion in agricultural commodity value annually and Coachella Valley typically represents about half of that value despite only accounting for about one third of the county's acreage; this shows that the Valley produces many of the county's most valuable crops. Often considered a smaller version of California's Central Valley, the Coachella Valley has about 59,000 acres in production and total gross agricultural production value of about \$575 million. Given its excellent climate and ample water from the Colorado River, the Valley produces a wide array of fruit and vegetable products with early market timing as summarized in the table to the right.



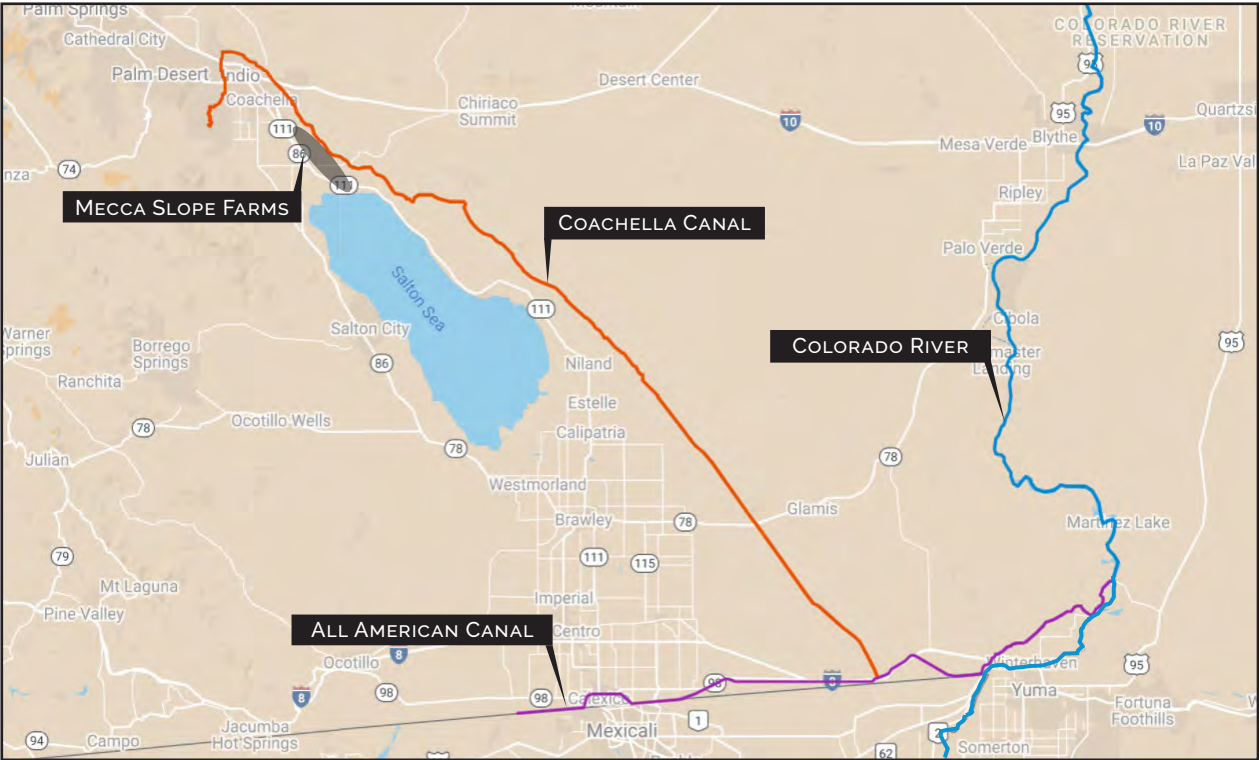
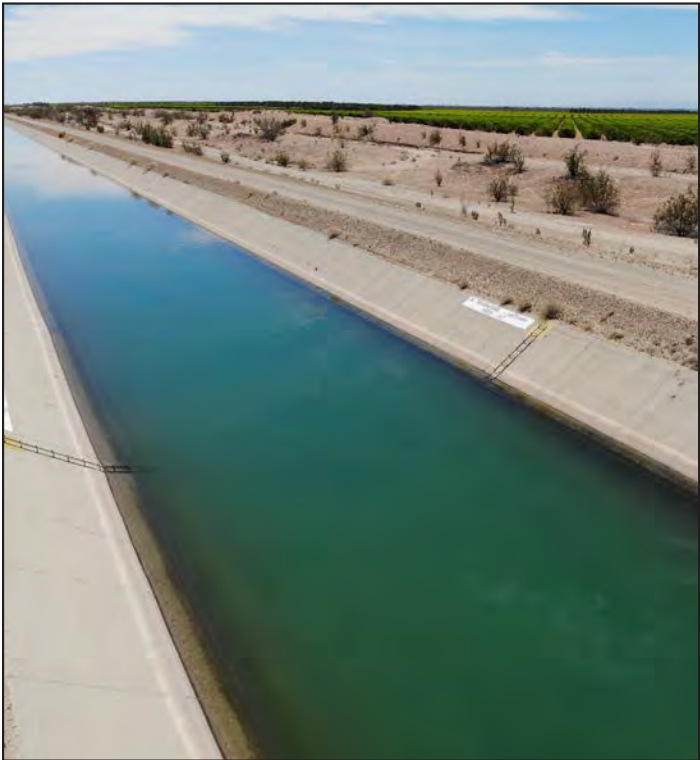
TOP 10 AGRICULTURAL COMMODITIES COACHELLA VALLEY

 <p>1. Dates Value: \$83,151,200 Total Acres: 9,449</p>	 <p>6. Lettuce Value: \$31,635,000 Total Acres: 3,515</p>
 <p>2. Grapes Value: \$73,946,598 Total Acres: 5,511</p>	 <p>7. Carrots Value: \$25,812,969 Total Acres: 4,111</p>
 <p>3. Golf Course Turf Value: \$67,770,000 Total Acres: 6,024</p>	 <p>8. Cauliflower Value: \$17,225,981 Total Acres: 1,873</p>
 <p>4. Bell Peppers Value: \$67,213,800 Total Acres: 3,688</p>	 <p>9. Orange-Tangerine Value: \$15,593,760 Total Acres: 1,176</p>
 <p>5. Lemon-Lime Value: \$39,557,140 Total Acres: 4,789</p>	 <p>10. Turf Grass Value: \$13,758,750 Total Acres: 1,223</p>

Source: Coachella Valley Water District 2020 Crop Report (most recent)

Coachella Valley Water

The Coachella Valley Water District (CVWD) serves the majority of the Valley's wide array of both permanent plantings and row crops. CVWD water is delivered from the Colorado River via the 123 mile Coachella Canal, a branch of the All-American Canal. The district has an underground delivery system with approximately 500 miles of piping. Reportedly over 60% of CVWD farms use drip or other micro-irrigation, which conserves water, allows in-line fertilizer, and increases yields.



TERMS

Asset Availability

Additional Assets Available

INQUIRE WITH AGENT

Property Tours

By Appointment Only

DO NOT ENTER PROPERTY

Price

\$6,560,000

\$25,483± PER ACRE



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